

150.0

0008

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

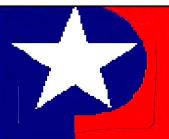
780,900 / 780,900

USE VALUE:

780,900 / 780,900

ASSESSED:

780,900 / 780,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		GRAND VIEW RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DONNELLY JUDITH A	
Owner 2:	
Owner 3:	

Street 1: 12 GRAND VIEW RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:
Owner 2:

Street 1:
Twn/City:

St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1909 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4500.000	335,900	1,000	444,000	780,900	

Total Card	0.103	335,900	1,000	444,000	780,900	Entered Lot Size
Total Parcel	0.103	335,900	1,000	444,000	780,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	409.15	/Parcel: 409.1	Land Unit Type:

Parcel ID 150.0-0008-0007.0

!11809!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,800	1000	4,500.	444,000	780,800	780,800	Year End Roll	12/18/2019
2019	101	FV	256,900	1000	4,500.	416,300	674,200	674,200	Year End Roll	1/3/2019
2018	101	FV	256,900	0	4,500.	344,100	601,000	601,000	Year End Roll	12/20/2017
2017	101	FV	256,900	0	4,500.	316,400	573,300	573,300	Year End Roll	1/3/2017
2016	101	FV	256,900	0	4,500.	288,600	545,500	545,500	Year End	1/4/2016
2015	101	FV	241,900	0	4,500.	283,100	525,000	525,000	Year End Roll	12/11/2014
2014	101	FV	241,900	0	4,500.	263,100	505,000	505,000	Year End Roll	12/16/2013
2013	101	FV	241,900	0	4,500.	250,300	492,200	492,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12891-269		11/10/1975		33,000	No	No		KENNETH DONNELLY D.O.D. 4/2/2017 BK 70394 PG

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/21/2001	691	Re-Roof	5,170	C					5/4/2018	MEAS&NOTICE	BS	Barbara S
									12/17/2008	Meas/Inspect	294	PATRIOT
									11/23/1999	Meas/Inspect	268	PATRIOT
									1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA / / /

 Total Card / Total Parcel
 780,900 / 780,900

 APPRAISED:
 USE VALUE:
 ASSESSED:

780,900 / 780,900

 99707
 GIS Ref
 GIS Ref

 Insp Date
 05/04/18

 USER DEFINED
 Prior Id # 1: 99707

 PRINT
 Date Time
 12/11/20 01:56:38

 LAST REV
 Date Time
 06/12/18 10:26:43

 apro
 Prior Id # 3:

 ASR Map:
 Fact Dist:

 Reval Dist:
 Year:

 LandReason:
 BldReason:

 CivilDistrict:
 Ratio:

EXTERIOR INFORMATION

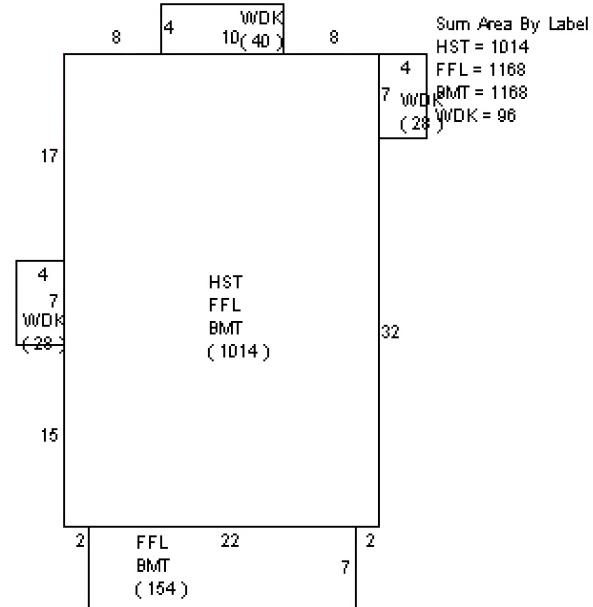
Type:	15 - Old Style	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	3 - Concrete	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

CHK COND WIP.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	3	

RES BREAKDOWN**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.27686572
Const Adj.:	1.01505530
Adj \$ / SQ:	168.492
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412601
Depreciation:	76744
Depreciated Total:	335857

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	168.49	
Special Features:	0	Val/Su Net:	114.29	
Final Total:	335900	Val/Su SzAd:	200.54	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	12X25	A	AV	2015	3.50	T	5	101			1,000		1,000	

PARCEL ID

150.0-0008-0007.0

IMAGE

AssessPro Patriot Properties, Inc